

# **BOARD OF DESIGN REVIEW MINUTES**

September 9, 2004

**CALL TO ORDER:** Vice-Chairman Hal Beighley called the meeting to order at 6:30 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive.

**ROLL CALL:** Present were Vice-Chairman Hal Beighley; Board Members Jennifer Shipley, Ron Nardoza and Jessica Weathers. Board Members, Mimi Doukas and Dennis Collins were excused. Board Member Stewart Straus arrived at 6:36 p.m.

Senior Planner John Osterberg, Senior Transportation Planner Don Gustafson, Associate Planner Ethan Edwards, and Recording Secretary Sheila Martin represented staff.

## **VISITORS:**

Vice-Chairman Beighley read the format for the meeting and asked if any member of the audience wished to address the Board on any non-agenda item. There was no response.

## **NEW BUSINESS:**

Vice-Chairman Beighley opened the Public Hearing and read the format of the hearing. There were no disqualifications of Board Members. No one in the audience challenged the right of any Board Member to hear any agenda items or participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda.

## **PUBLIC HEARINGS:**

### **I. FIRST TECH CREDIT UNION & OFFICE**

A. DR2004-0054 – DESIGN REVIEW

B. LLA2004-0008 – LOT LINE ADJUSTMENT

(Postponed from September 2, 2004)

The proposed development includes design review of a 5,500 sq. ft. credit union and a 20,000 sq. ft. medical office building. A lot line adjustment is also proposed which moves the north property line between two tax lots farther south. This adjustment would place the proposed credit union building on a separate tax lot and the existing and proposed medical office buildings on another.

Vice-Chairman Beighley described the applicable approval criteria for each application and briefly outlined the public hearing process that would be followed.

Associate Planner Ethan Edwards submitted the Staff Reports and provided a brief summary pertaining to the proposed applications. He discussed the distributed Staff Memorandum, dated August 26, 2004, which described minor corrections and changes to the Staff Report and Attachment documents for said applications. Concluding, he submitted the materials board, recommended approval of the proposed applications, and offered to respond to questions.

### **APPLICANT:**

Theresa Paulson, Planner with *Group Mackenzie*, introduced Project Designer, Dietrick Wieland, *Group Mackenzie*, Project Landscape Architect, Michael O'Brien, *Viridian Environmental Design*, Traffic Engineer, Brent Ahrend, *Group Mackenzie*, and Planner Geraldine Moyle, *Group Mackenzie*, as representatives of the applicant, *Robert Evans Co.* Demonstrating with an oversized exhibit of the proposed lot line adjustment plan, Ms. Paulson pointed out that due to the significant grading along the site, access points were not feasible; therefore, the development will utilize the existing access via a driveway on an unnamed private street. She noted that a reciprocal access agreement with all appropriate parties will provide vehicular and pedestrian access to and through both properties. Describing the purpose of the Type 1 Lot Line Adjustment application, she pointed out that the lot line adjustment would place the proposed credit union building on a separate lot and the existing and proposed medical/dental buildings on the same lot.

Using the same oversized exhibit, Dietrick Wieland pointed out the available options to access the site, and addressed how the proposed project meets the approval criteria for a Design Review III application. He discussed the architectural elevations, and described the materials and colors of the proposed buildings. He noted that the design of both buildings, though different in architectural style, are indicative of their use and provide a complementary relationship with the surrounding development.

Concluding, Ms. Paulson stated that the design team has reviewed the amended Staff Reports, and concurs with the findings, and the recommended approval that are recommended by staff.

Senior Transportation Planner Don Gustafson referred to Group Mackenzie's recommendation from the Transportation Analysis, page 3, No. 2, and noted that this should be made a condition subject to the approval of City of Hillsboro and prior to the issuance of a certified occupancy.

### **PUBLIC TESTIMONY:**

No member of the public testified with regard to this proposal.

The public portion of the Public Hearing was closed.

Mr. Nardozza MOVED and Ms. Shipley SECONDED a motion to approve LLA2004-0008 FIRST TECH CREDIT UNION & OFFICE, based upon the testimony, reports and exhibits, and new evidence presented during the Public Hearings on the matter, and upon the background facts, findings and conclusions found in the Staff Report dated August 26, 2004, as amended including the modifications to the Conditions of Approval as follows:

**A. Prior to issuance of the site development permit, the applicant shall:**

1. Apportion or pay all City liens (if any) on the affected properties. Contact the Finance Department of the City of Beaverton at (503) 526-2435.

**B. Prior to building permit issuance, the applicant shall:**

2. Submit proof of apportionment or payment of all City liens (if any) on the affected properties.
3. Submit to the City a copy of recordation of the lot line adjustment from the County of Washington's Department of Records and Elections.

Mr. Nardozza amended the motion and Ms. Shipley SECONDED to approve LLA2004-0008 FIRST TECH CREDIT UNION & OFFICE, based upon the testimony, reports and exhibits, and new evidence presented during the Public Hearings on the matter, and upon the background facts, findings and conclusions found in the Staff Report dated August 26, 2004, as amended including the modifications of the Conditions of Approval as follows:

**A. Prior to issuance of the site development permit, the applicant shall:**

1. Apportion or pay all City liens (if any) on the affected properties. Contact the Finance Department of the City of Beaverton at (503) 526-2435.

**B. Prior to building permit issuance, the applicant shall:**

2. Submit proof of apportionment or payment of all City liens (if any) on the affected properties.

**C. Prior to occupancy permit issuance, the applicant shall:**

3. Submit to the City a copy of recordation of the lot line adjustment from the County of Washington's Department of Records and Elections.

Motion CARRIED by the following vote:

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|----------|--|
| AYES:    | Nardozza, Shipley, Straus, Weathers, and Beighley. |
| NAYS:    | None.  |
| ABSTAIN: | None.  |
| ABSENT:  | Collins and Doukas.                                |

Motion carried unanimously.

Mr. Straus MOVED and Mr. Nardozza SECONDED a motion to APPROVE DR2004-0054 – FIRST TECH CREDIT UNION & OFFICE DESIGN REVIEW, based upon the testimony, reports and exhibits, and new evidence presented during the Public Hearings on the matter, and upon the background facts, findings and conclusions found in the Staff Report dated August 26, 2004, including Conditions 1 through 41 with the following additional condition to be inserted as the last item in section C of the conditions:

- The recommendation in the applicant's traffic report to restripe the private street for an exclusive left turn lane and shared through/right turn lane at the intersection of Evergreen Parkway shall be incorporated in the project subject to review and approval by the City of Hillsboro.

Motion CARRIED by the following vote:

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|----------|--|
| AYES:    | Straus, Nardozza, Shipley, Weathers, and Beighley. |
| NAYS:    | None.  |
| ABSTAIN: | None.  |
| ABSENT:  | Collins and Straus.                                |

Motion carried unanimously.

#### **APPROVAL OF MINUTES:**

The minutes of June 17, 2004, as written, were submitted. Mr. Straus MOVED and Ms. Shipley SECONDED a motion that the minutes be adopted as written and submitted.

The question was called and the motion **CARRIED** unanimously, with the exception of Ms. Weathers who abstained from voting.

The minutes of July 1, 2004, as written, were submitted. Mr. Nardozza MOVED and Ms. Shipley SECONDED a motion that the minutes be adopted as written and submitted.

The question was called and the motion **CARRIED** unanimously, with the exception of Mr. Beighley and Mr. Straus who abstained from voting.

#### **MISCELLANEOUS BUSINESS:**

The meeting adjourned at 7:16 p.m.